046.0	0003	0012.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,118,600	/	1,118,600
USE VALUE:	1,118,600	/	1,118,600
ASSESSED:	1,118,600	/	1,118,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAKRABARTY DEEPTO
Owner 2:	CHAKRABARTY JACQUELINE A
Owner 3:	
Street 1:	87 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOVELUCK JUAN C--ETAL -
Owner 2:	PALMER MICHELLE A -
Street 1:	87 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1889, having primarily Stucco Exterior and 2559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10680.000	571,900	13,600	533,100	1,118,600
Total Card	0.245	571,900	13,600	533,100	1,118,600
Total Parcel	0.245	571,900	13,600	533,100	1,118,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.21 | /Parcel: 437.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	32627
GIS Ref	
GIS Ref	
Insp Date	01/31/09

!3900!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	571,900	13600	10,680.	533,100	1,118,600	1,118,600	Year End Roll	12/18/2019
2019	101	FV	436,500	13600	10,680.	566,400	1,016,500	1,016,500	Year End Roll	1/3/2019
2018	101	FV	436,500	13600	10,680.	413,100	863,200	863,200	Year End Roll	12/20/2017
2017	101	FV	436,500	13600	10,680.	359,800	809,900	809,900	Year End Roll	1/3/2017
2016	101	FV	436,500	13600	10,680.	306,500	756,600	756,600	Year End	1/4/2016
2015	101	FV	407,100	13600	10,680.	299,900	720,600	720,600	Year End Roll	12/11/2014
2014	101	FV	407,100	13600	10,680.	246,600	667,300	667,300	Year End Roll	12/16/2013
2013	101	FV	407,100	13600	10,680.	234,600	655,300	655,300		12/13/2012

PRINT

Date	Time
12/10/20	19:01:57

LAST REV

Date	Time
07/12/19	11:21:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3900

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVELUCK JUAN C	47304-130		4/19/2006		801,000	No	No		
MANZO BALDO	23691-271		9/24/1993		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	32627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2017	1391	Re-Roof	8,050	C				
10/16/2012	1317	Manual	4,000	C				
4/8/2008	332	Manual	24,650	C		G10	GR FY10	repair rear wall r
11/19/2007	1065	Manual	12,000			G9	GR FY09	install shoring fo
2/8/2001	85	Alterati	15,000	C				ATTIC AREA FINISHE
4/19/2000	293	Add Bath	12,000	C				ADD 2ND FLOOR BATH
2/22/2000	81	Redo Kit	35,000					GUT & REDO KIT
5/30/1996	221	Redo Bat	2,000					ENLARGE BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2013	Info Fm Prmt	EMK	Ellen K
1/31/2009	Meas/Inspect	372	PATRIOT
10/29/2006	MLS	HC	Helen Chinal
4/22/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10680		Sq. Ft.	Site		0	80.	0.62	1			Med. Tr	-10					533,089						533,100	

Total AC/HA: 0.24518 | Total SF/SM: 10680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 533,089 | Spl Credit | Total: 533,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1889	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10971975
Const Adj.:	0.99989998
Adj $ / SQ:	144.249
Other Features:	126897
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599486
Depreciation:	27576
Depreciated Total:	571910

COMMENTS

ONLY I FP USABLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1996
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

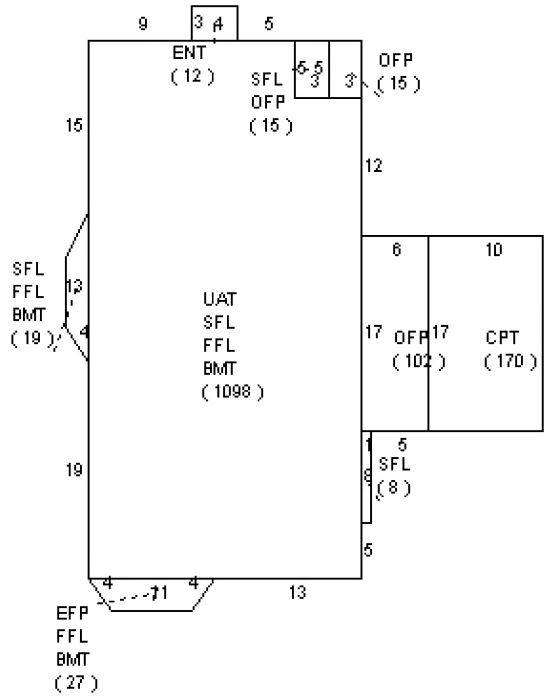
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.67
Special Features:	0	Val/Su Net:	141.42
Final Total:	571900	Val/Su SzAd	250.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	43.270	49,506
FFL	First Floor	1,144	144.250	165,021
SFL	Second Floor	1,140	144.250	164,444
UAT	Upper Attic	275	111.070	30,489
CPT	Carport	170	14.850	2,525
OFP	Open Porch	132	29.000	3,828
EFP	Enclos Porch	27	72.590	1,960
ENT	ENTRY	12	26.400	317
	Net Sketched Area:	4,044	Total:	418,090

Size Ad	2284	Gross Are	4867	FinArea	2559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0003-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X40	G	GD	1915	22.66	T	30	101			12,700			12,700
19	Patio	D	Y	1	14X14	G	GD	1995	5.20	T	14.4	101			900			900

More:	N	Total Yard Items:	13,600	Total Special Featues:		Total:	13,600

IMAGE

AssessPro Patriot Properties, Inc